

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

AT

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS
LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Broward County Housing Authority

PHA Number: FL079

PHA Fiscal Year Beginning: (mm/yyyy) 10/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction.

**The mission of the PHA is the same as that of the Department of Housing and Urban Development:
To promote adequate and affordable housing, economic opportunity and a suitable living environment
free from discrimination.**
(select one of the choices below)

☒ **The PHA's mission is:**

The Broward County Housing Authority strives to provide a variety of housing opportunities of the highest quality for our community through a staff of professional, helpful, dependable and diverse individuals, who value integrity and personal responsibility.

B. Goals

The goals and objectives listed below are derived from HUD's strategic goals and objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested

**PHA Goal: Expand the supply of assisted housing
Objectives:**

- ☒ **Apply for additional rental vouchers:**
- ☐ **Reduce public housing vacancies:**
- ☐ **Leverage private or other public funds to create additional housing opportunities:**
- ☐ **Acquire or build units or developments**
- ☐ **Other (list below)**

X **PHA Goal: Improve the quality of assisted housing**

Objectives:

- ☒ **Improve public housing management: (PHAS score)..... Maintain High Level.**
- ☒ **Improve voucher management: (SEMAP score)..... Maintain High Level.**
- ☒ **Increase customer satisfaction: Once the tenant satisfaction survey gives us site specific responses, we will determine our objectives.**
- ☐ **Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)**
- ☐ **Renovate or modernize public housing units:**
- ☐ **Demolish or dispose of obsolete public housing:**
- ☐ **Provide replacement public housing:**
- ☐ **Provide replacement vouchers:**

____ Other: (list below)

☒ **PHA Goal: Increase assisted housing choices**

Objectives:

____ **Provide voucher mobility counseling:**

☒ **Conduct outreach efforts to potential voucher landlords**

____ **Increase voucher payment standards**

____ **Implement voucher homeownership program:**

____ **Implement public housing or other homeownership programs:**

____ **Implement public housing site-based waiting lists:**

____ **Convert public housing to vouchers:**

____ **Other: (list below)**

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ **PHA Goal: Provide an improved living environment**

Objectives:

☒ **Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:**

____ **Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**

☒ **Implement public housing security improvements:**

____ **Designate developments or buildings for particular resident groups (elderly, persons with disabilities)**

____ **Other: (list below)**

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ **PHA Goal: Promote self-sufficiency and asset development of assisted households**

Objectives:

____ **Increase the number and percentage of employed persons in assisted families:**

____ **Provide or attract supportive services to improve assistance recipients' employability:**

____ **Provide or attract supportive services to increase independence for the elderly or families with disabilities.**

☒ **Other: (list below)**

Maintain and obtain employment.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

_____ **Other: (list below)**

Other PHA Goals and Objectives: (list below)

Five - Year Goals

The goals and objective of the Broward County Housing Authority are:

Goal One: Maintain Effective Housing Authority Housing Programs in Conformance with HUD and Industry Standards.

Objectives:

1. Successfully implement the Certificate/Voucher Program merger, and other regulatory reforms beginning in 1999, and successfully administer the merger through the Year 2001.
2. Maintain a 98% Section 8 Lease-up and increase the percentage of assisted families residing in low poverty census tracts through case management and marketing over the next five years.
3. Enhance the public perception of Broward County Housing Authority programs and initiatives through effective public relations efforts.

Goal Two: Continue the rehabilitation of Public Housing assets and their immediate neighborhoods.

Objectives:

1. Continue efforts with community partners to identify and secure resources to air condition family properties.
2. Complete initiative in partnership with Florida Audubon Society to develop Nature Learning Center on Broward County Housing Authority property, which is in its native environmental condition.

3. Improve appearance of Public Housing sites through rigorous landscape improvement projects.
4. Continue to improve the Comprehensive Grant Program (CGP) planning process to more accurately assess modernization needs.

Goal Three: Improve the Community Environment through a Public Safety Approach in Public Housing and Section 8.

Objectives:

1. Conduct a Public Safety needs assessment of the social, crime, and policing aspects for each Public Housing development by the Year 2004.
2. Maintain an effective system for documenting and measuring the public safety threats and targeting resources through Drug Elimination Grants and efforts through other Law Enforcement Agencies.
3. Enhance and improve our Public Safety Needs Assessment of crime in Public Housing communities.
4. Maintain and expand relationships with local Law Enforcement Agencies to assist in the implementation of the "One Strike" Policy and other drug prevention activities.

Goal Four: Establish a Self-Sufficiency Environment for Very-Low and Low Income Residents and Participants.

Objectives:

1. Maintain enrollment in the Section 8 Family Self-Sufficiency (FSS) Program at levels mandated by SEMAP over the next five years.
2. Provide FSS Services to Section 8 participants to help them achieve increases in earned income and escrow account balances over the next five years.
3. Expand after school learning opportunities for school age residents through establishment of computer based learning centers.
4. Introduce computer technology to elderly and disabled Public Housing sites to allow the opportunity for e-mail communications, recreational learning and shopping over the Internet.
5. Formalize relationship with Broward County Human Services Department for the provision of direct

social case management services by the Department to Public Housing residents.

6. Successfully complete our Oakland Park Homeownership Program to provide first time home buyer opportunities to Public Housing residents and Section 8 recipients.

Goal Five: Increase Affordable Housing Stock in Broward County.

Objectives:

1. Establish an Affordable Housing Development Policy.
2. Develop framework for an Affordable Housing Program.
3. Maintain and improve the relationship with Broward County Human Services Department and Broward County Housing Finance Authority as partners in the affordable housing effort.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
 _____ **Small Agency (<250 Public Housing Units)**
 _____ **Administering Section 8 Only**

_____ **Troubled Agency Plan**

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary of the Annual PHA-Plan

The Broward County Housing Authority Annual Plan and 5-Year Plan encompasses all of the required elements under Section 511 of the Quality Housing and Work Responsibility Act of 1998. Component #1: The Authority used the Broward County Consolidated Plan, the U.S. Census data: the Comprehensive Housing Affordability Strategy, and the Authority's Program Data. Component #2: The Financial Resources are anticipated Federal Fiscal Year 2000 funding. Component #3: Policies Governing Eligibility, Selection and Admissions include the Public Housing Admissions and Continued Occupancy Policy, Section 8 Administrative Policy, Deconcentration and Income Mixing Policy. Component #4: Rent Determination Policies include the Minimum Rent Policy, Flat Rent Policy, Public Housing Discretionary Exclusion Policy Section 8 Minimum Rent Policy, and Section 8 Payment Standards Policy. Component #5: Operations and Management: Policies governing the operations and management include the Personnel Manual and the organizational chart. Component #6: Grievance Procedures for Section 8 and Public Housing are included. Component #7: Capital Improvement Needs: Capital Fund Program Annual Statement and 5-Year Plan are included. Component #8: Demolition and Disposition is included. Component #9: Designation of Public Housing Occupancy by Elderly Families is included. Component #10: Conversion of Public Housing to Tenant Based Assistance is included. Component # 11: Homeownership Programs is included. Component #12: PHA Community Service and Self Sufficiency Programs are included. Component #13: PHA Safety and Crime Prevention Measures. The PHA Drug Elimination 2000 application is included accompanied by the December 31,1999 Semi-Annual Report. Component #14 Pet Policy is not included. Component #15: Civil Rights Certification is included. Component #16 : Fiscal audit is included. Component #17: Not applicable. Component #18: Other information contains required policies found in Section 511 of the Act.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Annual Plan	Page(s)
Executive Summary	
i. Table of Contents	
1 Housing Needs	
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13-22
4. Rent Determination Policies	23-27
5. Operations and Management Policies	28
6. Grievance Procedures	29
7. Capital Improvement Needs	30-31
8. Demolition and Disposition	32
9. Designation of Housing	33
10. Conversions of Public Housing	34-35
11. Homeownership	36-37
12. Community Service Programs	38-40
13. Crime and Safety	41-43
14. Pets (Inactive for January 1 PHAs)	44
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	46
17. Asset Management	47
18. Other Information	48-
50	
19. Attachment A - Admissions Policy for Deconcentration	
20. Attachment B - FY 2000 Capital Fund Program Annual Statement	

21. Attachment C - FY 2000 Capital Fund Program 5 Year Action Plan
22. Attachment D - Public Housing Drug Elimination Program (PHDEP) Plan (FL079d01)
23. Attachment E - Follow - up Plan to Resident Survey
24. Attachment F - Modifications to the Annual Plan

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment.

Required Attachments:

☒ A Admissions Policy for Deconcentration
☒ B FY 2000 Capital Fund Program Annual Statement

— Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- ☒ C FY 2000 Capital Fund Program 5 Year Action Plan
- ☒ D Public Housing Drug Elimination Program (PHDEP) Plan - Attachment D (FL079d01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
- ☒ E Follow-up Plan to Resident survey - Attachment E
- ☒ F Modifications to the Annual Plan- Attachment F

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the

"Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation:	5 Year and Annual Plans

Applicable & On Display	Supporting Document	Applicable Plan Component
	Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination
	A & O Policy	
X	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures _____ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c (h), the results of that audit and the PHA ' s response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	13,310	5	5	5	5	5	5
Income >30% but <=50% of AMI	14,751	5	5	5	5	5	5
Income >50% but <80% of AMI	21,730	5	4	4	5	4	4
Elderly	16,462	5	5	4	5	4	4
Families with Disabilities	N/A						
Race/Ethnicity White/Non-Hispanic	40,934						
Race/Ethnicity Black/Non-Hispanic	17,784						
Race/Ethnicity Hispanic	7,602						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1996-2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
American Housing Survey data
Indicate year: _____
- ____ Other housing market study
Indicate year: _____
- ____ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA 's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for city-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

- ☒ **Section 8 tenant-based assistance**
 _____ **Public Housing**
 _____ **Combined Section 8 and Public Housing**
 _____ **Public Housing Site-Based or sub-jurisdictional waiting list (optional)**
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	319		246
Extremely low income <=30% AMI	195	61.13%	
Very low income (>30% but <=50% AMI)	124	38.56%	
Low income (>50% but <80% AMI)			
Families with children	295	92.48%	
Elderly families	6	1.88%	
Families with Disabilities	52	16.30%	
Race/ethnicity White	10	3.13%	
Race/ethnicity Black	286	89.66%	
Race/ethnicity Hispanic	23	7.21%	
Race/ethnicity American Indian	0	0%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No ☒ Yes

If yes:

How long has it been closed (# of months)? 27 months

Does the PHA expect to reopen the list in the PHA Plan year? ___ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☒ No Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) </div> <div style="width: 50%;"> If used, identify which development/subjurisdiction: </div> </div>			
	# of families	% of total families	Annual Turnover
Waiting list total	723		183
Extremely low income <=30% AMI	566	78.28%	
Very low income (>30% but <=50% AMI)	157	21.72%	
Low income (>50% but <80% AMI)	0		
Families with children	437	60.44%	
Elderly families	97	13.43%	
Families with Disabilities	278	38.45%	
Race/ethnicity White	59	8.16%	
Race/ethnicity Black	609	84.23%	
Race/ethnicity Hispanic	51	7.05%	
Race/ethnicity Asian	4	.06%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	216	29.92%	
2 BR	235	32.55%	
3 BR	238	32.96%	
4 BR	34	34.57%	
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes If yes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> How long has it been closed (# of months)? 12/99 (3 months) </div> <div style="width: 50%;"> Does the PHA expect to reopen the list in the PHA Plan year? No <input checked="" type="checkbox"/> Yes </div> </div>			

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☒ No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA 's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency's reasons

(1) Strategies

for choosing this strategy.

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

___ Seek replacement of public housing units lost to the inventory through mixed finance development

___ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

___ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

___ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

☒ Apply for additional section 8 units should they become available

___ Leverage affordable housing resources in the community through the creation of mixed - finance housing

____ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
____ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median.

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ____ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
____ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
____ Employ admissions preferences aimed at families with economic hardships
☒ Adopt rent policies to support and encourage work
____ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ____ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
____ Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ____ Seek designation of public housing for the elderly
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
____ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ____ Seek designation of public housing for families with disabilities
____ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ____ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs.

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ____ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ____ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA ' s selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ____ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance

- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ____ Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore,

Financial Resources:		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	350,000	
b) Public Housing Capital Fund	CGP 1,387,606	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	177,877	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	400,000	Public Housing Supportive Services
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	1,712,000	Public Housing Operations
Interest Income	125,000	Public Housing Operations
PILOT	109,000	Public Housing Operations
4. Other income (list below)		
Labor/Material	129,000	Public Housing Operations
4. Non-federal sources (list below)		

Sources	Planned \$	Planned Uses
Total resources	28,390,483	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not

~~required to~~ complete subcomponent 3A.

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

____ When families are within a certain number of being offered a unit: (state number)

☒ When families are within a certain time of being offered a unit: (state time) 30 days

☒ Other: (describe) Intake

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

____ Other (describe)

c. ☒ Yes ____ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ____ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ____ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list

____ Sub-jurisdictional lists

____ Site-based waiting lists

____ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
☐ PHA development site management office

☒ Other (list below)

Public Housing Occupancy Office - 2400 NW 22 Street, Building G, Fort Lauderdale, FL 33311.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA ' s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☐ Two
☒ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

___ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies

☒ Overhoused

☒ Underhoused

☒ Medical justification

___ Administrative reasons determined by the PHA (e.g., to permit modernization work)

___ Resident choice: (state circumstances below)

___ Other: (list below)

a. Preferences

☒ 1. ___ Yes ___ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

___ Involuntary Displacement (Disaster, Government Action, Action of Housing

___ Owner, Inaccessibility, Property Disposition)

☒ Victims of domestic violence

___ Substandard housing

___ Homelessness

___ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
____ Veterans and veterans ' families
____ Residents who live and/or work in the jurisdiction
____ Those enrolled currently in educational, training, or upward mobility programs
____ Households that contribute to meeting income goals (broad range of incomes)
____ Households that contribute to meeting income requirements (targeting)
____ Those previously enrolled in educational, training, or upward mobility programs
____ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

For single persons who are elderly or have disabilities over other singles .

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

 2 Date and Time

Former Federal preferences:

- ____ Involuntary Displacement (Disaster, Government Action, Action of Housing
____ Owner, Inaccessibility, Property Disposition)
 1 Victims of domestic violence
____ Substandard housing
____ Homelessness
____ High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
____ Veterans and veterans ' families
____ Residents who live and/or work in the jurisdiction
____ Those enrolled currently in educational, training, or upward mobility programs
____ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ 1 Other preference(s) (list below) For single persons who are elderly or have disabilities over the singles

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure

income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

____ Adoption of site-based waiting lists

____ If selected, list targeted developments below:

____ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

____ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

____ Other (list policies and developments targeted below)

d. ____ Yes ☒ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

____ Additional affirmative marketing

____ Actions to improve the marketability of certain developments

____ Adoption or adjustment of ceiling rents for certain developments

____ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

____ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

____ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

____ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to

(1) Eligibility sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the

tenant-based section 8 assistance program (vouchers, and units)

☒ **Criminal or drug-related activity only to the extent required by law or regulation**

☐ **Criminal and drug-related activity, more extensively than required by law or regulation**

☐ **More general screening than criminal and drug-related activity (list factors below)**

☐ **Other (list below)**

b. ☒ **Yes** ☐ **No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?**

c. ☐ **Yes** ☒ **No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?**

d. ☐ **Yes** ☒ **No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)**

e. **Indicate what kinds of information you share with prospective landlords? (select all that apply)**

☐ **Criminal or drug-related activity**

☒ **Other (describe below) Previous landlord**

(2) Waiting List Organization

a. **With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)**

☒ **None**

☐ **Federal public housing**

☐ **Federal moderate rehabilitation**

☐ **Federal project-based certificate program**

☐ **Other federal or local program (list below)**

b. **Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)**

☒ **PHA main administrative office**

☐ **Other (list below)**

(3) Search Time

a. ☒ Yes ____ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:
Per clients request.

(4) Admissions Preferences

a. Income targeting

____ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ____ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose Section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ____ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ____ Victims of domestic violence
- ____ Substandard housing
- ____ Homelessness
- ____ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ____ Working families and those unable to work because of age or disability
- ____ Veterans and veterans ' families
- ____ Residents who live and/or work in your jurisdiction
- ____ Those enrolled currently in educational, training, or upward mobility programs
- ____ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☐ Date and Time

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans ' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☐ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan

☐ Briefing sessions and written materials

☐ Other (list below)

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices

☒ Other (list below)

Notices to Community Groups that are involved with 'Special Purpose' Population.

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public

a. Use of discretionary policies: (select one) housing using, including discretionary (that is, not required by statute

or regulation) income disregards and exclusions, in the appropriate

spaces below. **The PHA will not employ any discretionary rent-setting policies for income based rent in public**

housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2)).

---or---

☒ **The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)**

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

___ \$0

___ \$1-\$25

☒ \$26-\$50

2. ☒ Yes ___ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: Those described in Section 507 of QHRWA

a. Rents set at less than 30% than adjusted income

1. ___ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or

per

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

___ **For the earned income of a previously unemployed household member**

- ☒ For increases in earned income
- _____ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- _____ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- _____ For household heads
- ☒ For other family members
- _____ For transportation expenses
- _____ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☒ Other (describe below)

Exclude: 50% of earned income from all wage earners other than the primary wage earner. (Primary wage earner is defined as the household member earning the greatest amount of earned income).

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- _____ Yes for all developments
- _____ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- _____ For all developments
- _____ For all general occupancy developments (not elderly or disabled or elderly only)
- _____ For specified general occupancy developments
- _____ For certain parts of developments; e.g., the high-rise portion
- _____ For certain size units; e.g., larger bedroom sizes
- _____ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ___ Market comparability study
- ___ Fair market rents (FMR)
- ___ 95th percentile rents
- ___ 75 percent of operating costs
- ___ 100 percent of operating costs for general occupancy (family) developments
- ___ Operating costs plus debt service
- ___ The "rental value" of the unit
- ___ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ___ Never
- ___ At family option
- ___ Any time the family experiences an income increase
- ___ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) ___

☒ Other (list below)

Anytime a family who pays an income-based rent experiences an increase/decrease in income or change in family composition. Anytime a family who chooses flat rent experiences a change in composition.

g. ___ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ___ Survey of rents listed in local newspaper
- ___ Survey of similar unassisted units in the neighborhood
- ___ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not

(1) Payment Standards.

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA ' s minimum rent? (select one)

_____ \$0

_____ \$1-\$25

☒ \$26-\$50

b. ☒ Yes _____ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
(if yes, list below)

Those described in Section 507 of the QHWRA

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to

A. PHA Management Structure

Complete this section. Section 8-only PHAs must complete parts A, B, and C(2)

(select one)
Describe the PHA's management structure and organization.

☐ An organization chart showing the PHA's management structure and organization is attached.

☒ A brief description of the management structure and organization of the PHA follows: The Housing Authority is governed by a five member board appointed by the Governor. Administration includes the Executive Director, Deputy Director, Directors of Finance, Human Resources, Housing Management, Section 8, Computer Operations, and Resident Services.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	775	183
Section 8 Vouchers	2,900	504
Section 8 Certificates	177	-0-
Section 8 Mod Rehab	341	72
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification 125 Welfare to Work 250 Preservation Vouchers 87	Unknown at this time.
Public Housing Drug Elimination Program (PHDEP)	352	N/A
Other Federal Programs (list individually)		
Shelter Plus Care	163	15

and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the agency's rules, standards, and policies that govern maintenance

and management of public housing, including a description of any measures necessary for the

prevention or eradication of pest infestation (which includes cockroach infestation) and the

6. PHA Grievance Procedures

(f)

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ___ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

administrative office
development management offices
(select all that apply below)

Informal Review and Hearing Procedures

1. ___ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing process? (select all that apply)

administrative office
(select all that apply below)

7. Capital Improvement Needs

(g)

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

Exemptions from sub-component 7A: PHAs that will not participate in the Section 8 tenant-based program may skip to component 7B. All other PHAs must complete 7A as instructed.

Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the

☒ **The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment B (FL079b01)**
-or-

_____ **The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual from the Table Library and insert here)**

5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering

☒ **Yes** ☐ **No** **Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)**
_____ **sub-component 7B)** provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly
ion a, select one: -----

☒ _____ **The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) Attachment C (FL079c01)**
-or-

_____ **The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional ion Plan from the Table Library and insert here)**

and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

_____ **Yes** ☒ **No** **a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)**
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- _____ **Revitalization Plan under development**
- _____ **Revitalization Plan submitted, pending approval**
- _____ **Revitalization Plan approved**

_____ Activities pursuant to an approved Revitalization Plan underway

_____ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

_____ Yes ☒ _____ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

_____ Yes ☒ _____ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

(h)

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ___ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

___ Yes ☒ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Meyers Estates	
1b. Development (project) number: FL29PO79019	
2. Activity type: ___ Demolition	
<input checked="" type="checkbox"/> Disposition	
3. Application status (select one)	
___ Approved	
___ Submitted, pending approval	
<input checked="" type="checkbox"/> Planned application	
4. Date application approved, submitted, or planned for submission: <u>(05/01/00)</u>	
5. Number of units affected: 0	
Type of action (select one)	
<input checked="" type="checkbox"/> Part of the development (One Undeveloped acre)	
___ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 05/01/00	
b. Projected end date of activity: 11/30/00	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with or Elderly Families and Families with Disabilities

(i)

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ____ Yes ☒ No Has the PHA designated or applied for approval to designate or does the PHA plan to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs using streamlined submissions may skip to component 10.)

Option

____ Yes ____ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
____	Occupancy by only the elderly
____	Occupancy by families with disabilities
____	Occupancy by only elderly families and families with disabilities
3. Application status (select one)	
____	Approved; included in the PHA's Designation Plan
____	Submitted, pending approval
____	Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
____	New Designation Plan
____	Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
____	Part of the development
____	Total development

--

10. Conversion of Public Housing to Tenant-Based Assistance

(j)

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ___ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

ption

___ Yes ___ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "no", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? ___ Assessment underway ___ Assessment results submitted to HUD ___ Assessment results approved by HUD (if marked, proceed to next question) ___ Other (explain below)
3. ___ Yes ___ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ___ Conversion Plan in development ___ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ___ Conversion Plan approved by HUD on: (DD/MM/YYYY) ___ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ___ Units addressed in a pending or approved demolition application (date submitted or approved: ___ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ___ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ___ Requirements no longer applicable: vacancy rates are less than 10 percent ___ Requirements no longer applicable: site now has less than 300 units ___ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

Homeownership Programs Administered by the PHA

(k)]

5

Exemptions from Component 11A: Section 8 only PHAs are not

required to ☒ complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

The BCHA in partnership with Broward County Housing Finance Authority is in the process of creating 20 homeownership opportunities from land donated by a private citizen for Public Housing and Section 8 families.

option

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) Part of the development Total development

nant Based Assistance

1. ____ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

ription:

n

): Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select

- ____ 25 or fewer participants
____ 26 - 50 participants
____ 51 to 100 participants
____ more than 100 participants

ed eligibility criteria

____ Yes ____ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

(b)

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component 12(d)(7) of the Housing Act of 1937.

Agreements:

☒ Yes ___ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY 04/19/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

Arrangements

- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible

Administer programs

administer a HUD Welfare-to-Work voucher program

___ Joint administration of other demonstration program

Provide (provide)

Programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social well-being of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ___ Public housing admissions policies
- ☒ Section 8 admissions policies
- ___ Preference in admission to section 8 for certain public housing families
- ___ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- _____ Preference/eligibility for public housing homeownership option participation
- _____ Preference/eligibility for section 8 homeownership option participation
- _____ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

Family Self Sufficiency program/s
Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	205	190 (03/08/00)

No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☒ Adopting appropriate changes to the PHA ' s public housing rent determination policies and train staff at those policies

☒ Informing residents of new policy on admission and reexamination

_____ Actively notifying residents of new policy at times in addition to admission and reexamination.

_____ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the of information and coordination of services

☒ Establishing a protocol for exchange of information with all appropriate TANF agencies

_____ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Violence and Crime Prevention Measures

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

_____ **High incidence of violent and/or drug-related crime in some or all of the PHA's developments**

_____ **High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments**

_____ **Residents fearful for their safety and/or the safety of their children**

_____ **High incidence of lower-level crime, vandalism and/or graffiti**

_____ **People on waiting list unwilling to move into one or more developments due to perceived and/or experienced**

_____ **High incidence of violent and/or drug-related crime**

_____ **Other (describe below)**

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of public housing residents (select all that apply).

_____ **Security survey of residents**

_____ **Historical crime statistics over time for crimes committed "in and around" public housing authority**

_____ **Analysis of cost trends over time for repair of vandalism and removal of graffiti**

_____ **Police reports**

_____ **Employee reports**

_____ **Other reports**

_____ **Documented, quantifiable success with previous or ongoing anticrime/anti drug programs**

_____ **Other (describe below)**

3. Which developments are most affected? (list below)

Crystal Lakes Garden Apartments

Schooler-Humphries Villas

Meyers Estates

Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

Drug prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

Partnership with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

Crime Prevention Through Environmental Design

Programs targeted to at-risk youth, adults, or seniors

☐ **Volunteer Resident Patrol/Block Watchers Program**

☐ **Other (describe below)**

2. Which developments are most affected? (list below)

Public Housing Apartments

Condominium Villas

Coordination between PHA and the police

Coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

2. Which developments are most affected? (list below)

Public Housing Apartments

ies Villas

Information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

 Yes **No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?**

No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

No: This PHDEP Plan is an Attachment. (Attachment Filename: Attachment D FL079d01)

14. RESERVED FOR PET POLICY

(n)]

ty Housing Authority has adopted a pet policy for Elderly/Disabled units which is found in the
ty Housing Authority Dwelling Lease. The Authority will provide a pet policy for family units
on of the final rule.

s Certifications

(o)]

cations are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

it
(p)

No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1415(h)(2)) no, skip to component 17.)

No: Was the most recent fiscal audit submitted to HUD?

No: Were there any findings as the result of that audit?

No: If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain? _____

5. _____ Yes _____ No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

Management

(q)

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.
No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, ther needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

able
nagement
ent-based accounting
nsive stock assessment
t below)

**No: Has the PHA included descriptions of asset management activities in the optional Public Housing
nt Table?**

Information
(r)]

Resident Advisory Board Recommendations

1. ____ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

Comments are: (if comments were received, the PHA MUST select one)
Attachment (File name)
Below:

How did the PHA address those comments? (select all that apply)
____ Considered comments, but determined that no changes to the PHA Plan were necessary.
Changed portions of the PHA Plan in response to comments
Below:

(If none, skip to below)

Election process for Residents on the PHA Board

1. ____ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ____ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Resident Election Process

Candidates for place on the ballot: (select all that apply)
____ Candidates were nominated by resident and assisted family organizations
____ Candidates could be nominated by any adult recipient of PHA assistance
____ Self-nomination: Candidates registered with the PHA and requested a place on ballot
(If none, skip to below)

ates: (select one)
ent of PHA assistance
of household receiving PHA assistance
recipient of PHA assistance
member of a resident or assisted family organization
)

: (select all that apply)
_____ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
atives of all PHA resident and assisted family organizations
)

Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary):
lan jurisdiction: (provide name here) Broward County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for
: (select all that apply)

PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

ivities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

ial Section 8 units.

Plus Care Funds to assist the mentally disabled.

default assistance through our Housing Counseling Program as well as counseling and assistance to first time

iciency case management to Family Self-Sufficiency and Welfare to Work participants.

t below)

**4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
(below)**

Consolidated Plan identified eleven(11) priorities for investment for their Five Year Strategy (1996-2000).

Rehabilitate the existing substandard units suitable for rehabilitation and occupied by both renter or owner households.

Increase the number and supply of multi-family housing units to be made available to low and moderate income renter

**and rental subsidies for housing services to provide low and moderate income families and individuals an
instream housing.**

Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment A.
Broward County Housing Authority
Admissions Policy for Deconcentration

MEMO 1999-15(PH)

John Cregan, Executive Director

John Clay, Director of Housing Operations

WRA Requirements

May 17, 1999

With the Quality Housing and Work Responsibility Act of 1998, Section 513, Prohibition of Concentration of Families in Public Housing (Deconcentration of Poverty), the Broward County Housing Authority does not have policies with concentrated low/high income families. I have completed a study of incomes for all of our family's and the average income is comparably the same. The BCHA's Policy for selecting tenants for many years avoided concentration of the most economically and socially deprived families in one or all of the projects. Authority, and to select tenants using a broad range of incomes through rent ranges. Therefore, our Commissioners may pass a resolution as required; indicating that NO change is necessary to our admissions this regulation.

BROWARD COUNTY HOUSING AUTHORITY

PUBLIC HOUSING INCOME STUDY

MAY 1999

mployed No./%	Average Income All	Average Income Wages	Disabled H/H	Elderly H/H	Tanf Only	Vacant
65(67%)	\$11,951.98	\$13,067.50	10(10%)	2(.02%)	6(.06%)	4
85(80%)	\$13,329.58	\$13,145.52	16(14%)	4(.03%)	1(.00%)	6
104(55%)	\$10,583.05	\$11,182.33	46(24%)	29(15%)	6(.03%)	3
52(63%)	\$11,268.02	\$11,188.82	23(.01%)	5(.06%)	0	4
30(81%)	\$11,791.89	\$11,765.43	8(21%)	1(.02%)	0	0
33(66%)	\$11,872.78	\$11,843.93	4(.08%)	3(.02%)	1(.02%)	1

Deconcentration Study

Average Income	# Occupied			
11,561.03	97			
14,127.44	109			
10,923.91	187	Bldgs with 8	or more units	
6,751.60	(16)	Bldg 11	13,971.88	(8)
10,928.94	(16)	Bldg 13	9,883.13	(8)
13,948.13	(8)	Bldg 14	13,528.25	(8)
15,655.63	(8)	Bldg 15	9,076.13	(8)
8,028.88	(8)	Bldg 16	9,993.38	(16)
10,359.00	(8)	Bldg 17	11,393.13	(8)
		Bldg 19	9,724.86	(7) 1 Vac
		Bldg 20	18,640.00	(7) 1 Vac
		Bldg 21*	6,590.25	(8)
		Bldg 22**	6,856.81	(16)
7,788.73	100			
8,201.41	98			
12,582.15	85			
12,796.50	(8)			
17,056.14	(8)			
12,854.88	(8)			
13,814.38	(8)			
12,571.25	(8)			
12,213.84	37			
14,379.50	50			
14,046.13	(8)			
11,454.00	(8)			
17,347.50	(8)			
13,768.13	(8)			

temporary hardship. \$0.00 Income.
temporary hardship. \$0.00 Income.

ATTACHMENT B
Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Li	Summary by Development Account	Total Estimated
1	Total Non-CGP Funds	
2	1406 Operations	277,521
3	1408 Management Improvements	29,795
4	1410 Administration	138,761
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	24,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
1	1460 Dwelling Structures	774,354
1	1465.1 Dwelling Equipment-Nonexpendable	79,375
1	1470 Nondwelling Structures	5,000
1	1475 Nondwelling Equipment	58,800
1	1485 Demolition	
1	1490 Replacement Reserve	
1	1492 Moving to Work Demonstration	
1	1495.1 Relocation Costs	
1	1498 Mod Used for Development	
1	1502 Contingency	
2	Amount of Annual Grant (Sum of lines 2-19)	1,387,606
2	Amount of line 20 Related to LBP Activities	
2	Amount of line 20 Related to Section 504 Compliance	
2	Amount of line 20 Related to Security	
2	Amount of line 20 Related to Energy Conservation	10,000

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Fees and Costs	A&E Services	1430	20,000
	Advertisement for Bids	1430	4,000
PHA - Wide Dwelling Unit	Shades	1465.1	25,000
	Refrigerators	1465.1	36,500
	Stoves	1465.1	13,250
	Space Heaters	1465.1	4,625
	Hydraulic Fork Lift Hand Trucks	1475.2	6,000
	Trailer Mounted Aerial Lift	1475.2	20,000
	High Speed Floor Buffer	1475.2	1,200
	E-Z Go Cart	1475.2	8,500
PHA - Wide	Salaries and Fringes	1410	138,761
	Operations	1406	277,521
Management	Upgrade Computer Software	1408	29,795
Improvements	Computer Hardware	1475.1	23,100
FL-29-2A	Replace Bath Floors/Tub & Surround Systems	1460	141,550
Ehlinger Apartments	Replace Meter Cans and Risers (49)	1460	45,325
	Replace Windows	1460	253,000
FL-29-2B	Replace Meter Cans and Risers (56)	1460	51,800
Schooler/Humphries	Reseal and Restripe Parking Area (22)	1460	5,000
	Repair and Replace Fencing	1470	5,000
FL29-4	Repatch and Seal Window Casings	1460	5,000
Highland Gardens			
FL-29-6	Seal and Paint Exterior (1)	1460	60,000
Griffin Gardens			
FL29-7	Reseal and Restripe Roadway	1460	3,930
Auburn Gardens	Replace Interior Stairway, Flooring and Rails	1460	12,000
	Move hall lights from ceiling to walls	1460	6,049
FL29-7	Replace Roofs	1460	35,000
Everglades Heights	Replace Kitchen Countertops	1460	15,000
FL29-7	Resurface Kitchen	1460	23,000
Roosevelt Heights	Replace Exterior Doors (20)	1460	8,000

Fl29-18	Renlace Tile Tub Enclosures (37)	1460	18,000
Park Ridge Court	Renlace 200 Amn Safety Switch (33)	1460	32,500
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Replace Front Exterior Doors (37)	1460	22,200
	Replace Closet Doors (37)	1460	2,000
Fl29-19	Seal and Paint Exterior (8 Buildings)	1460	35,000
Meyers Estates			

t
 gram (CFP) Part III: Implementation Schedule

umber/Name Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
er	March 2002	
c/Humphries	June 2001	
l Gardens	December 2000	
ardens	March 2002	
Gardens	December 2001	
es Heights	December 2001	
lt Glen	December 2000	
idge Court	March 2001	
s Estates	March 2002	

ATTACHMENT C

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Tree trimming			2001
Clean Sanitary sewers, stacks, and storm sewers			2001
Computer upgrades (hardware and software)			2001
Computer upgrades (hardware and software)			2002
Tree trimming			2003
Clean Sanitary sewers, stacks, and storm sewers			2003
Computer up grades (hardware and software)			2003
Computer up grades (hardware and software)			2004

Total estimated cost over next 5 years	310,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL29-2A	Ehlinger Apartments	1	1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Closet Doors (100 Units)			70,477	2001
Replace Bath Floors/Tubs & Surround System (49 Units)			138,719	2001
Replace Kitchen Cabinets/Countertops (100 Units)			230,930	2001
Move Hall Lights from Ceiling to Wall			50,000	2003
Upgrade Site Lights			100,000	2004
Total estimated cost over next 5 years			590,126	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL29-2B	Schooler/Humphries Villas	4	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Ye
Replace Roofs (89 Buildings)			144,400	2002
Replace Kitchen Cabinets/Countertops (112 Units)			273,408	2002
Replace Front & Rear Doors (44 Townhouses)			27,316	2002
Replace Breaker Boxes (68 Single Family Homes)			20,100	2003
Replace Breaker Boxes (68 Single Family Homes)			22,000	2003
Move Hall Lights From Ceilings to Walls (44 Townhouses)			53,850	2004
Replace Closet Doors (100 Units)			56,734	2004
Landscaping Improvements				
Total estimated cost over next 5 years			597,808	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FI-29-3	Crystal Lake Garden Apartments	4	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Exterior Doors and Ramps for Handicapped Units.		28,400	2002
Replace Closet Doors (190 Units)		95,000	2002
Replace Kitchen Countertops (190 Units)		30,000	2003
Replace Porch Lights (190 Units)		9,500	2003
Replace Windows		540,724	2003
Replace Playground Equipment		10,500	2004
Seal and Paint Exterior		127,000	2004
Asphalt Restoration		18,000	2004
Upgrade Site Lights		150,000	2004
Total estimated cost over next 5 years		1,009,124	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL29-4	Highland Garden Apartments	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install elevator			75,000	2001
Stand Pipe			5,000	2003
Replace Bathroom Vanities(90)			22,500	2004
Total estimated cost over next 5 years			102,500	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-6	Griffin Garden Apartments	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Parking Area Lighting		34,948	2001
Reseal and Restripe Parking Area		6,000	2001
Re-tile Common Areas		25,000	2002
Replace solar water heaters		10,000	2004
Refurbish public restrooms		25,000	2004
Total estimated cost over next 5 years		167,948	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL29-7	Auburn Garden Apartments	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Refurbish kitchen cabinets/countertops Replace Roofs (24 Units) Install A/C's			67,200	2002
			35,000	2002
			24,200	2004
Total estimated cost over next 5 years			126,400	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL29-7	Everglades Heights	3	6%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal and Paint Exterior			30,000	2001
Re-seal and Restripe Parking Area			6,000	2001
Refurbish Basketball Courts			2,000	2004
Resurface tubs (53)			7,950	2004
Install A/C's			53,000	2004
Resurface exterior stairs			50,000	2004
Total estimated cost over next 5 years			148,950	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-7	Roosevelt Glen Apartments	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal and Paint Exterior (10 Buildings)		15,000	2002
Re-seal Driveways (10 Buildings)		3,000	2002
Replace Roofs (10 units)		30,000	2002
Install A/C's		10,000	2004
Total estimated cost over next 5 years		58,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-18	Park Ridge Court	0	0%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal and Paint Exterior	25,000	2001
Replace roofs	83,050	2001
Replace Back Exterior Doors	22,200	2001
Re-seal and Restripe Parking Area	5,000	2002
Replace kitchen lights (37 units)	2,590	2004
Install A/C's	37,000	2004
Total estimated cost over next 5 years	174,840	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-19	Meyers Estates	1	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Refurbish Basketball Courts		2,000	2002
Replace Kitchen Countertops (50 units)		20,000	2003
Replace Bath Vanity and Countertops (100 units)		15,000	2003
Re-seal and Restripe Parking Lot		5,000	2003
Replace Closet Doors (50 units)		5,000	2004
Re-roof (9 buildings)		57,000	2004
Total estimated cost over next 5 years		104,000	

Attachment E
Follow-up Plan to Resident Survey

Resident Satisfaction Survey is used to measure the level of resident satisfaction with living conditions at the survey identifies two areas, Safety and Neighborhood Appearance that requires development of a follow-up plan. The plan discusses current in place procedures and proposed actions.

The Authority states that it is impossible to develop an effective plan when the survey results are not statistically valid for each site.

SAFETY

Broward County Housing Authority is proactive in its approach to safety. The following programs and procedures represent current practices of the agency.

- Broward County Housing Authority receives Drug Elimination Grant money that provides off duty officers at three sites, Meyers Estates, Crystal Lakes Garden Apartments, and Schooler/Humphries Villas. The PHDEP grant also funds a computer center at Meyers Estates.
- The Authority reviews crime stats for all sites on a quarterly basis. Local police are consulted if any abnormalities are noted. All domestic issues are referred to our Director of Resident Services.
- Since the 1999 survey, the Agency installed a "Safecard Entry System" at both elderly sites. The system prevents access to the building without a card and is in operation 24 hours a day.
- Representatives from the various policing agencies meet with residents to discuss concerns
- Crystal Lakes Apartments and Schooler/Humphries Villas are designated sites for project "Gear Up," a program which targets middle school kids preparing them for college.
- Crystal Lakes also hosts an after school computer program sponsored by the YMCA, which targets youth from five to eighteen.

Additional actions to be taken:

- The Authority proposes to upgrade the exterior site lights at the following three sites (Crystal Lakes Garden Apartments, Ehlinger Apartments, and Griffin Gardens). This will be funded through the Comprehensive Grant Program.
- The Authority will conduct a PHA wide survey within the next six months to assess the security needs of the residents. Funding for this project will be provided from the operational budget.

NEIGHBORHOOD APPEARANCE

Broward County Housing Authority strives to maintain our developments in a condition that is comparable or better than the surrounding neighborhoods. The Authority makes every effort to maximize our Comprehensive Grant dollars to improve the appearance of the developments. The following list identifies ongoing activities:

- All developments are on a five-year repainting schedule (CGP)
- The Five Year Plan (CGP) identifies various landscaping projects at the developments
- The Authority recently entered into a contract with the Broward Sheriff's Office in which their Inmate Work Crew Program provides general maintenance and clean-up services to the Agency, five days a week, eight (8) hours a day. The seven-man crew is focusing on landscaping at each of the sites. This is funded through the operating budget.
- Working through the Director of Resident Services and the Tenant League the Authority will launch a "Take Pride in Your Community" initiative. (Operating budget)

COMMUNICATIONS

uses various methods to communicate with our residents. We utilize flyers and meet with residents on a regular basis to discuss changes in policy, Comprehensive Grant work items, and Drug Elimination Activities.

de:

- Provide customer service training for staff
- Work with Tenant Leagues to help disseminate information and encourage participation among residents
- Development of a newsletter

SERVICES

Housing Authority provides numerous resident services. A few of them are mentioned above. Services not currently provided include budget and credit counseling, first time home buyers assistance, computer centers at senior sites, pottery program at Griffin Gardens. The Director of Resident Services is also working with Public Housing residents to develop an action plan that includes referrals for training and employment assistance for those that are trying to become self-sufficient.

de:

- Provide computer centers at other sites

ATTACHMENT F
Modifications to the Annual Plan

of the Broward County Housing Authority must meet full public process and Resident Advisory Board review for this process has been accomplished any “substantial deviation” and “significant amendment or modification” to require Resident Advisory Board review, and public review before implementation. The Broward County Housing Authority has identified the following actions to be significant amendment or modifications:

- changes to rent or admissions policies or organization of the waiting list
- additions of new activities not included in the current Public Housing Drug Elimination Plan
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
- additions of non-emergency work items (items not included in the current Annual Statement of 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.

this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory changes will not be considered significant amendments by HUD.

Public Housing Drug Elimination Program Plan

ATTACHMENT D (FL079d01)

BROWARD COUNTY HOUSING AUTHORITY

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 177,877

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Building on past performance, the Broward County Housing Authority continues to fight against drug crimes at three of its properties, Crystal Lakes Garden Apartments, Schooler/Humphries Villas, and Meyers Estates. The Authority will continue to provide law enforcement officers at the three sites on a regular basis. The grant will also provide a computer center at Meyers Estates. A new initiative that focuses on children ages five to eighteen, the center will provide activities directed at improving the reading and math skills affecting overall grade improvement.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Crystal Lakes Garden Apartments	190	600
Meyers Estates	50	187
Schooler/Humphries Villas	112	487

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months _____ Other 21 Months

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 X	239,864	FL14DEP0790195			
FY 1996 X	244,471	FL14DEP0790196			
FY 1997 X	232,800	FL14DEP0790197			
FY 1998 X	232,800	FL14DEP0790198			
FY 1999 X	170,674	FL14DEP0790199	139,742		09/30/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Broward County Housing Authority, building on past performance and new initiatives continues to fight against drug crimes at three of its properties, Crystal Lakes Garden Apartments, Schooler/Humphries Villas, and Meyers Estates. The Authority will continue to provide law enforcement officers at the three sites for four hours a day, seven days a week. Through community policing their presence will help to reduce criminal activity and create a safe environment. The Drug Intervention Supported Activities targeted specifically to youth will offer a computer center at Meyers Estates. Focusing on children ages five to eighteen, the after school program will provide access to personal computers to increase academic performance, decrease school absence, and teach computer skills. Our strategy is to combine these activities supported by the Authority's enforcement of the “One Strike and You're Out Policy” to deter crime and drug activities at these sites. Monthly and semiannual monitoring of activities, coupled with the annual resident survey will assist the Authority in assessing the effectiveness of the program.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	103,660
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	73,842
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	375
TOTAL PHDEP FUNDING	177,877

A. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 103,660		
Goal(s)1. Reduce aggravated assaults at the three PHDEP sites 2. Reduce drug abuse violation at the three PHDEP sites							
Objectives 1. Employ off duty officers to patrol the three PHDEP sites, four hours a day/seven days a week 2. Monitor crime stats of the three PHDEP sites on a quarterly basis 3. Work with officers in the implementation of the “One Strike You’re Out” Policy							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Employ off duty detail officers at each of the three PHDEP sites	1274	Residents of Crystal Lakes, Meyers, & Schooler	2/1/01	1/31/02	103,660		Aggravated assaults and drug abuse violations will be reduced by 5%
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention						Total PHDEP Funding: \$73,842	
Goal(s) 1. Improve grades 2. Decrease the number of school absences 3. Increase knowledge of basic computer skills and internet skills 4. Increase sense of commitment to self, community and family							
Objectives 1. Create a computer center at Meyers Estates 2. Establish a curriculum to increase achievement in reading, writing and math 3. Include activities that will help to build self esteem and confidence 4. Offer instruction of basic computer and internet skills							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Computer center at Meyers Estates	50	Children 5-18	8/1/01	9/30/02	73,842		50% of students enrolled in the program will complete the program 60% of students who participate in the program who have exhibited excessive absences greater than 20 days during the previous school year will decrease days absent by 20% as indicated by official school records. 40% of the program

							<p>completers will improve their grade point averages in reading, math, and writing skills in 2001 and 2002 as compared to 2000-2001.</p> <p>80% of the program completers will demonstrate increased knowledge of basic computer skills and internet skills, and</p> <p>50% of participants will exhibit an increased sense of commitment to self and commitment and family (sense of belonging) as indicated on a pre/post self survey</p>
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person	Target Population	Start Date	Expected Complete	PHDEP Funding	Other Funding	Performance Indicators

	s Served			Date		(Amount /Source)	
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ 375.00		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Officer Liability Insurance					375		
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	95,011	Activity 1	103,660
9120				
9130				
9140				
9150				
9160	Activity 1	30,765	Activity 1	73,842
9170				
9180				
9190	Activity1	375	Activity 1	375
TOTAL		\$126,151		\$ 177,877

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”